

## **NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION**

September 7, 2006

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act for the following project. The proposed Mitigated Negative Declaration can be reviewed on the World Wide Web at [http://www.sdcountry.ca.gov/dplu/ceqa\\_public\\_review.html](http://www.sdcountry.ca.gov/dplu/ceqa_public_review.html), at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and the public library listed below. Comments on the proposed Mitigated Negative Declaration must be sent to the DPLU address listed above and should reference the project number and name.

**S04-042RPL<sup>3</sup>, LOG NO. 04-19-007A; PEACEFUL VALLEY RANCH FIRE STATION;**  
A Site Plan is proposed for the construction of a joint-use fire station and administrative offices for the San Diego County Rural Fire Protection District (RFPD) and the San Diego National Wildlife Refuge Complex Fire Management Office (part of the United States Fish and Wildlife Services (USFWS) on 3.7 acres, which is a portion of a larger 28.85-acre parcel. The parcel is proposed for the relocation of the existing fire protection facilities currently located across and west of Highway 94 from the subject property. That property is currently being leased from the Jamul Indian Village. The RFPD will purchase the new property from the current owner of the Peaceful Valley Ranch (PVR). Grading proposed for the project involves the cut of 29,000 cubic yards and fill of 34,000 cubic yards. Maximum cut and fill slope ratios will be 2:1. The property is zoned (A72) General Agricultural, with a density of 1 dwelling unit per 2 acres, and General Plan Use Designation (17) Estate Residential, which permits 1 dwelling unit per 2 or 4 acres depending upon the slope. Pursuant to Section 2720 of the County Zoning Ordinance, Fire Protection Services (Civic Use Type), the proposed fire station is a permitted use within the A72 (2) General Agricultural Use Regulation, which applies to the project. The proposed fire station use is also regulated under Section 6905, Fire Protection and Law Enforcement Services, which requires Site Plan review in accordance with the Site Plan Review Procedure (Section 7150, Site Plan Review Procedure) and consistency with the guidelines given in the Section. The project is located at the southeast corner of SR 94/Campo Road and Melody Lane in the Jamul-Dulzura Community Planning Area. Comments on this proposed Mitigated

Negative Declaration must be received no later than September 26, 2006 at 4:00 p.m. (a 20-day public review period). This proposed Mitigated Negative Declaration can also be reviewed at the Cuyamaca College Library, located at 900 Rancho San Diego Parkway in El Cajon. For additional information, please contact Emery McCaffery at (858) 694-3704 or by e-mail at [emery.mccaffery@sdcounty.ca.gov](mailto:emery.mccaffery@sdcounty.ca.gov).

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